

WARRANTY DEED Vol. 24 Page 9992

KNOW ALL MEN BY THESE PRESENTS, That MARTIN DEVELOPMENT CORPORATION, a California corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lloyd A. Hard and Mary J. Hard, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 5 of Tract No. 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements, rights of way, and restrictions of record and apparent on the land and to all exceptions shown in title policy whether part of the standard form or not.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated;

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (This sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of August, 1974. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereby by order of its board of directors.

MARTIN DEVELOPMENT CORPORATION
By: *[Signature]*
Vice President

(If executed by a corporation, officer's name and title)

STATE OF OREGON
County of Klamath

Personally appeared Gary A. Martin, who, being duly sworn, each for himself and not one for the other, did say that the former is the President and that the latter is the Secretary of MARTIN DEVELOPMENT CORPORATION.

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires

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County of Klamath

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